



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-15  
**APPLICANT:** University North Park Business Center, L.L.C.  
**DATE:** May 14, 2015  
**LOCATION:** SE corner of Tecumseh Road and 24<sup>th</sup> Avenue N.W.  
**TO:** Interested Neighbors  
**WARD:** 8  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a proposed Professional Office Complex

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment to the existing PUD, Planned Unit Development, for a proposed professional office complex.

Please join us for a Pre-Development discussion of this proposal on Thursday, May 28, 2015 from 7:00 p.m. until 7:30 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

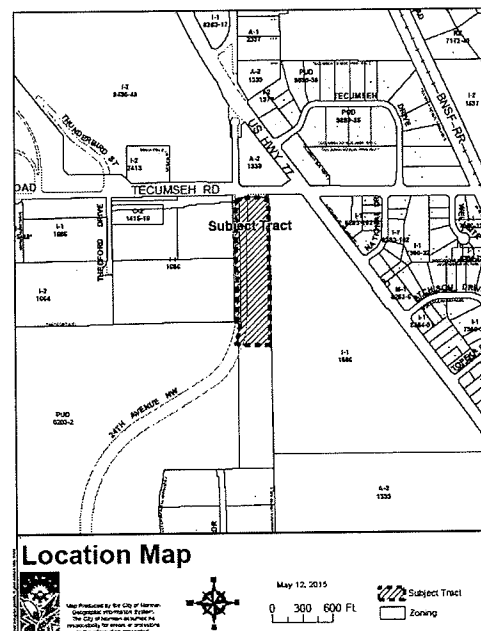
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 11, 2015 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Hunter Miller, (405) 850-5589 or Ben Graves, (405) 640-3880 any time. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 19-15

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> UNIVERSITY NORTH PARK BUSINESS CENTER, L.L.C.	<b>ADDRESS</b> 2221 W. LINDSEY ST., STE 201 NORMAN, OK 73069
<b>EMAIL ADDRESS</b> HUNTERMILLER4@AOL.COM	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> HUNTER MILLER 850-5589 & BEN GRAVES 640-3880 <b>BEST TIME TO CALL:</b> ANYTIME

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_

SOUTHEAST CORNER OF TECUMSEH ROAD AND 24TH AVENUE NORTHWEST

and containing approximately 7.7959 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

PROFESSIONAL OFFICE COMPLEX W/ RELATED RETAIL AND REQUIRED PARKING

REQUESTING A CHANGE TO THE EXISTING P.U.D.:

1) CHANGE THE BUILDING SETBACK FROM 50' TO 25'

2) CHANGE THE REQUIRED PARKING/LANDSCAPE BUFFER FROM 15' TO 5'

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to PUD Amendment District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: PUD

Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested: ☒

Received on:

5-11-15  
at 1:00 a.m. (p.m.)

by mt

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May 11, 2015

Re: Pre-Development Information

Location: SE Corner of Tecumseh Rd & 24<sup>th</sup> Ave NW

Size of Development: 7.7959 acres

We are proposing a change to the current PUD located at the SE Corner of Tecumseh Rd & 24<sup>th</sup> Ave NW. The changes are necessary to accommodate the development and construction of a professional business center. Following are the proposed changes:

- Change the required building setback from 50' to 25'.
- Change the required area of landscaping between the parking and ~~building~~ <sup>TP</sup> from 15' to 5'.

Attached is a preliminary plan for the commercial site, a description of the plan is as follows:

- The site will be divided into 5 lots, each lot to include 1 commercial building with the necessary parking.
- Lot 1 will be 56,461 sq ft (1.296 acres). To include 1-single story building (11,144 sq ft) and 89 parking spaces.
- Lot 2 will be 59,188 sq ft (1.359 acres). To include 1-two story building (25,686 total sq ft) and 95 parking spaces.
- Lot 3 will be 98,553 sq ft (2.262 acres). To include 1-three story building (43,464 total sq ft) and 197 parking spaces.
- Lot 4 will be 55,398 sq ft (1.272 acres). To include 1-two story building (24,280 total sq ft) and 93 parking spaces.
- Lot 5 will be 59,591 sq ft (1.368 acres). To include a maximum of 1-two story building (11,500 sq ft per floor) and 89 parking spaces.

W. TECUMSEH ROAD

